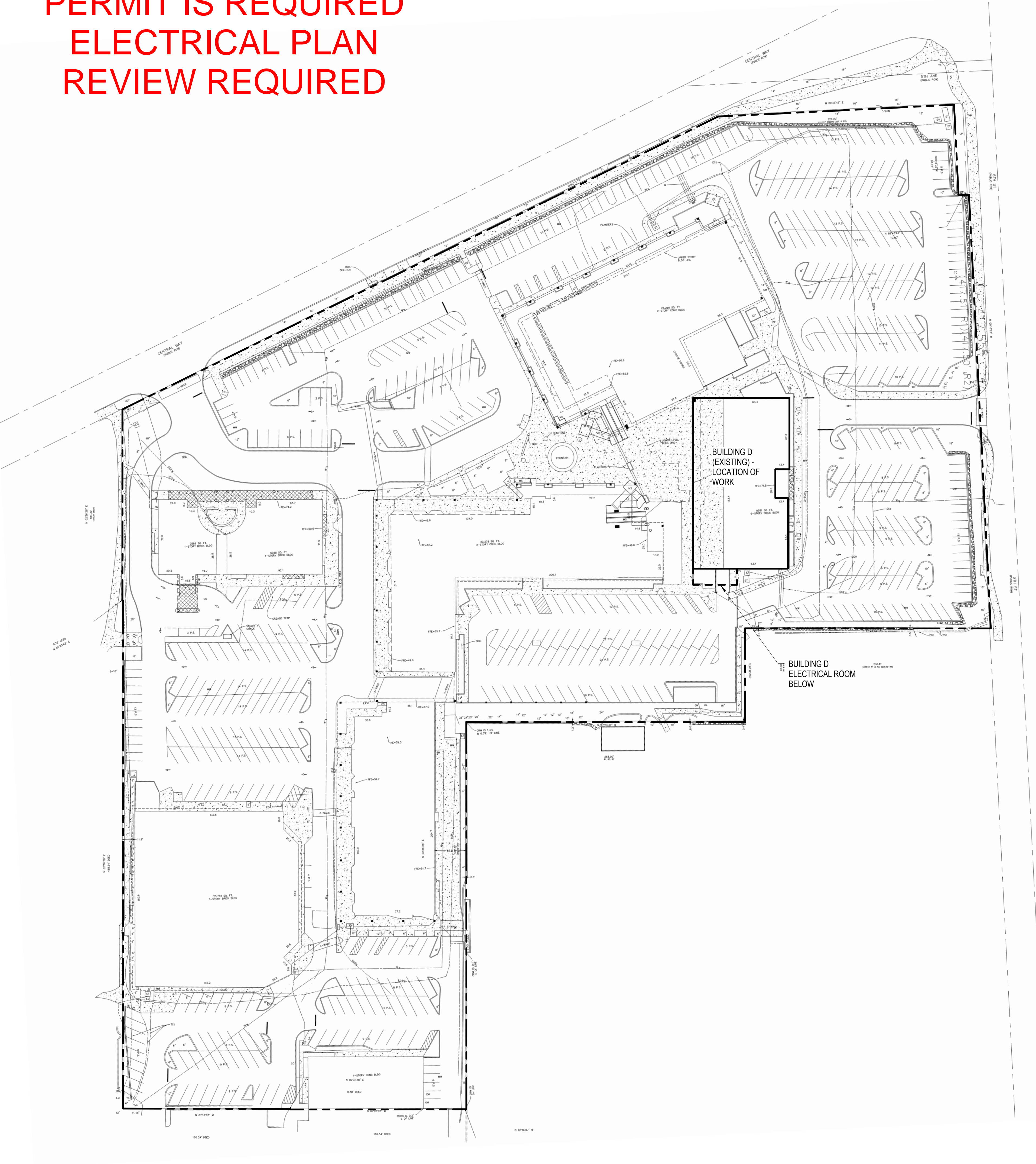
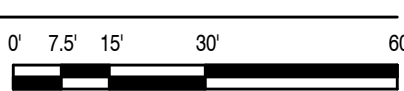
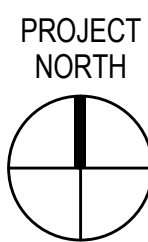


# MUST REMAIN ON JOB SITE

A SEPARATE ELECTRICAL  
PERMIT IS REQUIRED  
ELECTRICAL PLAN  
REVIEW REQUIRED



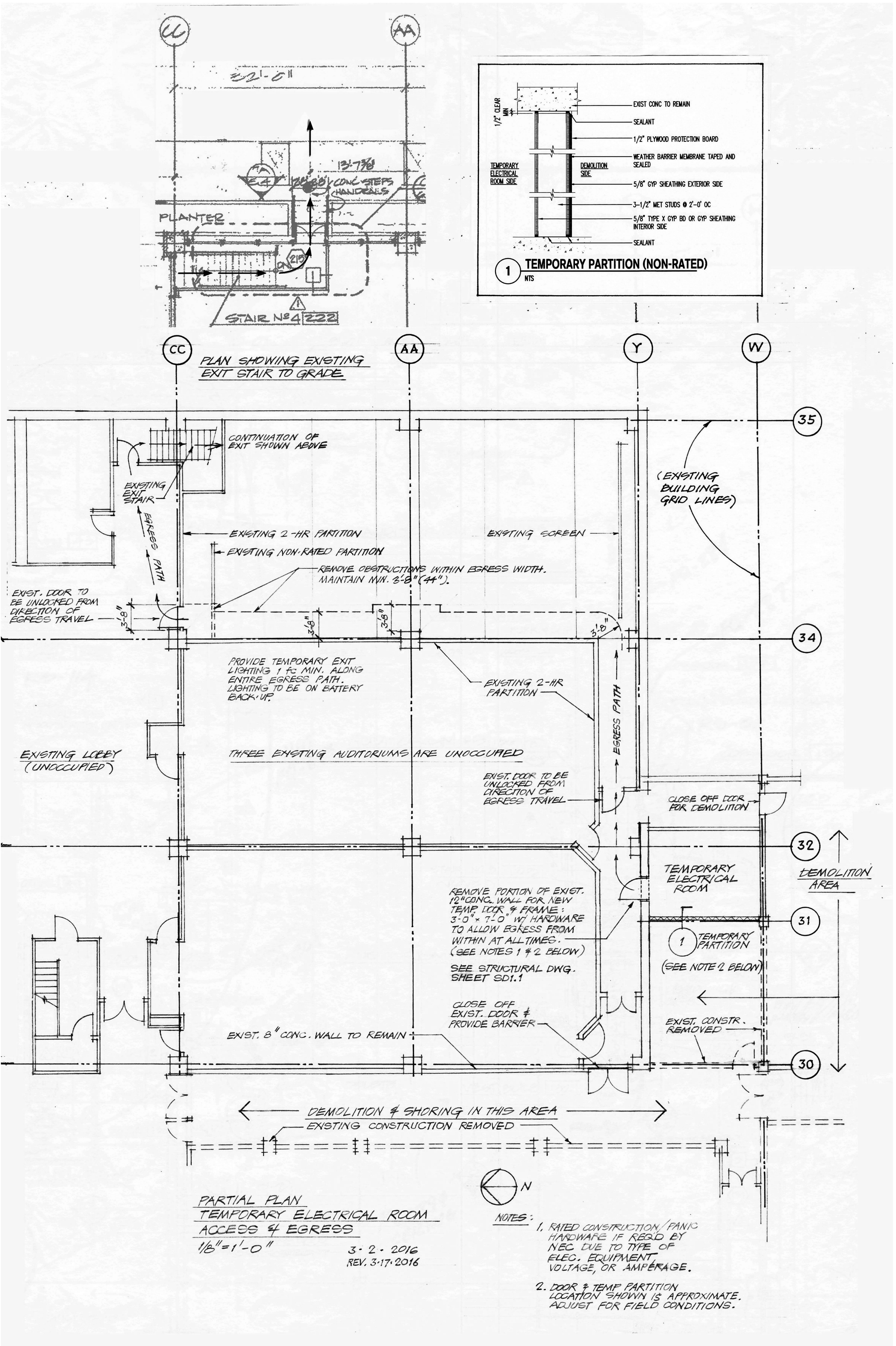
2 SITE PLAN - EXISTING  
1" = 50'



NOTICE  
HOURS OF WORK: 7AM TO 8PM MON-FRI  
9AM TO 6PM SAT. NO WORK SUNDAYS &  
HOLIDAYS (PER KZC SEC. 115.25)  
Exceptions must be approved in  
writing by Planning Official

City of Kirkland  
Reviewed by Allaup  
05/17/2016

710 SECOND AVENUE ■ SUITE 1400  
SEATTLE, WASHINGTON 98104-1710  
T ■ 206 245 2100 F ■ 206 245 2101  
URL ■ WWW.COLLINSWOERMAN.COM



1 BUILDING D MODIFICATION PLAN - LEVEL 1  
1/8" = 1'-0"

PROJECT TITLE

KIRKLAND  
URBAN

321 PARKPLACE CENTER  
KIRKLAND, WA 98033

PACKAGE #1A  
SITE DEMOLITION

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
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PROJECT NUMBER PRUD01.14.016

DRAWN BY Author

ISSUE DATE 3/23/2016

SEAL

SHEET TITLE / NUMBER

BUILDING D  
MODIFICATION PLAN

AD11.1

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### General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2012 EDITION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND PRIOR TO SUBMITTING SHOP DRAWINGS. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTERPRETED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED EITHER ON SITE OBSERVATION, ORIGINAL RECORDS OR BOTH. IT IS ASSUMED THAT ALL EXISTING CONDITIONS ARE AS SHOWN. IF THE EXISTING CONDITIONS DO NOT CLOSELY MATCH THE CONDITIONS SHOWN ON THE DRAWINGS, OR IF THE EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY THE ENGINEER PRIOR TO COMMENCING ANY WORK.
3. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. **DEMOLITION:** CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING STRUCTURE TO 50 PSF.
6. ALL NEW OPENINGS THROUGH EXISTING CONCRETE WALLS SHALL BE ACCOMPLISHED BY SAKUTTING WHEREVER POSSIBLE. UNLESS OTHERWISE NOTED, ALL NEW OPENINGS SHALL BE SAKUT NEAT AND CLEAN; NO OVERCUTTING AT OPENING CORNERS SHALL BE ALLOWED. AS REQUIRED, CORE DRILL CORNERS AND CHIP, REMOVE OR CUT THE CORNERS TO PROVIDE THE REQUIRED DIMENSIONS.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

6. STATEMENT OF SPECIAL INSPECTIONS - STRUCTURAL ITEMS:

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY THE OWNER APPOINTED INSPECTION AGENCY IN ACCORDANCE WITH CHAPTER 17 OF THE IBC WITH REPORTS PER IBC SECTION 1704.2.4 SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL FOR EACH DAY SPECIAL INSPECTIONS OR TESTING IS PERFORMED. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN IBC SECTION 110. SEE TABLES BELOW FOR ADDITIONAL INFORMATION.

STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	IBC REFERENCE
STRUCTURAL STEEL FABRICATION, ERECTION, AND NONDESTRUCTIVE TESTING*		
SHOP AND FIELD WELDING	CONTINUOUS/PERIODIC (QA PER AISC 360 CH. NB.4)	1705.2.1
EXPANSION BOLTS & INSERTS	PERIODIC INCLUDING TORQUE TESTS IN ACCORDANCE WITH APPROVED ICC-ES REPORTS	TABLE 1705.3 ITEM 4
EPOXY GROUTED ROOFS OR REBAR	PERIODIC INCLUDING INSPECTION OF EMBEDMENT DEPTH AND FLOW CLEANLINESS PRIOR TO ALL INSTALLATIONS (CONTINUOUS FOR UPWARDLY INCLINED ANCHORS)	TABLE 1705.3 ITEM 4, ACI 318-11 SECTION 9.4.2
EPOXY BONDED STEEL PLATES	CONTINUOUS	1705.11

- EXPANSION BOLTS INTO CONCRETE SHALL BE "KNIB BOLT T2" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH 10-CES REPORT NO. 14117 AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH 10-CES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET 10-CES ACCEPTANCE CRITERIA A349. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLTS. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EXPANDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE DEEMPTMENT DEPTHS WITH PRIOR APPROVAL.
8. EPOXY-GROUTED ROOFS AND REBAR TO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "HIT-Y-200" AS MANUFACTURED BY HILTI, USA, AND INSTALLED IN STRICT ACCORDANCE WITH 10-CES REPORT NO. 14117 AND MANUFACTURER'S INSTRUCTIONS. INSTALLATION WITH HOLLOW CARTRIDGE DRILL BIT IS PERMITTED, INCLUDING MINIMUM DEEMPTMENT REQUIREMENTS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH 10-CES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET 10-CES ACCEPTANCE CRITERIA A308B. SPECIAL INSPECTION OF EPOXY-GROUTED ANCHOR INSTALLATION IS REQUIRED. EPOXY GROUTED ROOFS OR REBAR SHALL NOT BE USED AS SUBSTITUTES FOR GRouted ANCHORS OR REINFORCING STEEL UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE DEEMPTMENT DEPTHS WITH PRIOR APPROVAL.
9. EPOXY BONDED STEEL PLATES SHALL BE BONDED WITH KEMO 658 EPOXY OR APPROVED EQUIVALENT CONFORMING TO ASTM C 881. EPOXY SHALL BE INSTALLED BY A SPECIALTY CONTRACTOR WITH EXPERIENCE IN STRUCTURAL EPOXY BONDING STEEL. INSTALLATION, SURFACE PREPARATION AND EPOXY APPLICATION SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS.

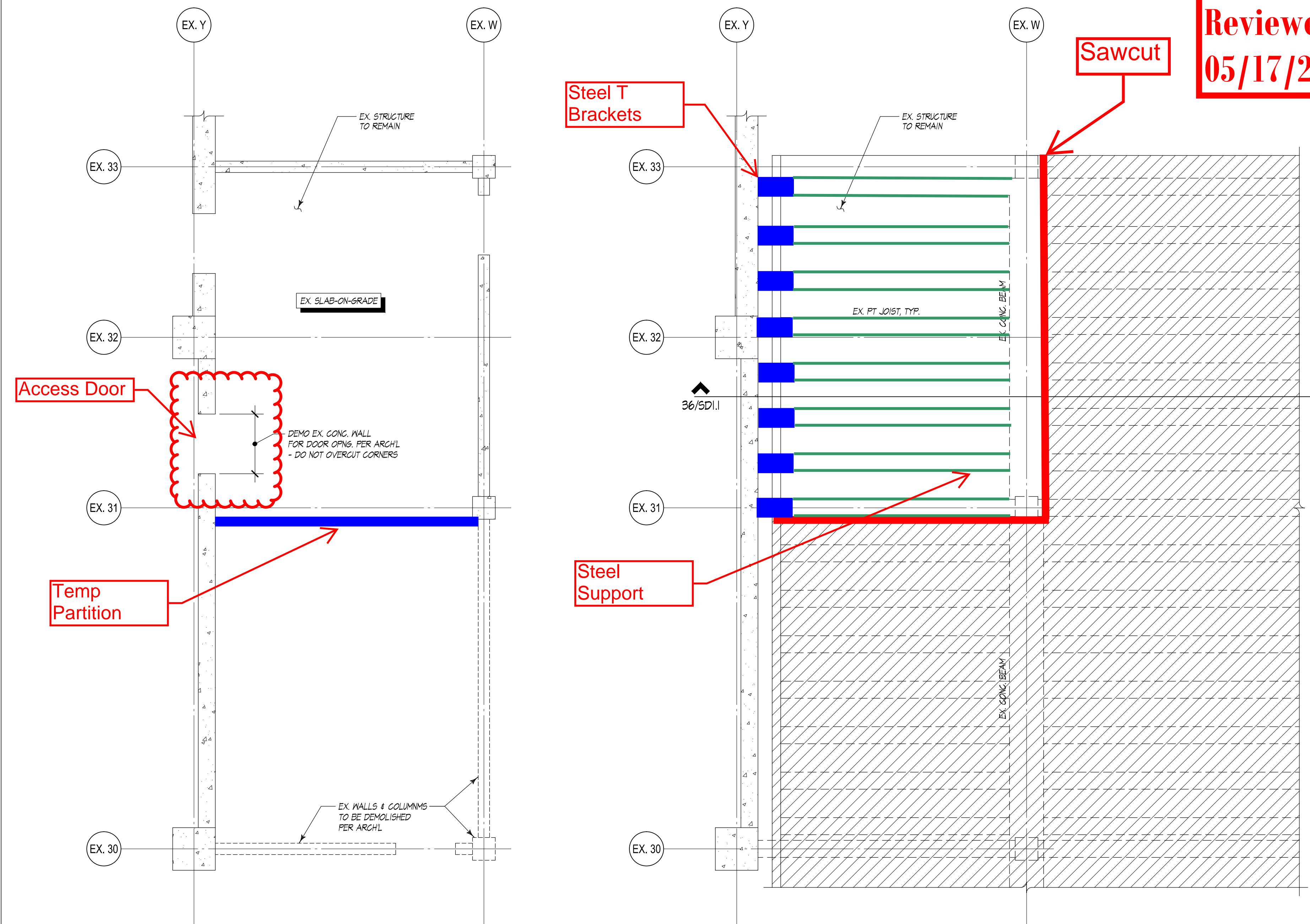
### Sequence of Operation for the Demo around the Existing Electric Room

1. Low Voltage Communication Conduits/Services will be rerouted and re fed from from the southwest side of the building. Electrical Services feeding building D will not need to be relocated.
2. Add additional steel plating each side of the existing concrete joist within the Electric room and Stairwell between Gridlines EX. 31 and EX. 33
3. Install a Steel T bracket at each Joist, secured to the existing wall to bridge the expansion joint on the west side of the enclosure.
4. To secure the room, we will be adding a partition at Gridline EX. 31.
5. Once all supports are in place, the concrete structure outside of the space will be sawcut to remove any weight of the garage from the added supports.
6. For access to the electric room, there will be a 3' 0"W x 7' 0"T Doorwall cut and installed in the existing concrete structure on the west wall.

## ALL Welding:

Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency or  
Be done in a WABO certified fabrication shop.

Have either the special inspection report or the WABO fabrication shop certification available on site for the Building Inspector.



### ELECTRICAL ROOM PARTIAL PLAN LEVEL 1

SCALE:  $\frac{1}{4}" = 1'-0"$

LEGEND

-  EX. CONC. WALL OR COLUMN
-  EX. STRUCTURE TO BE DEMOLISHED PER ARCH'L

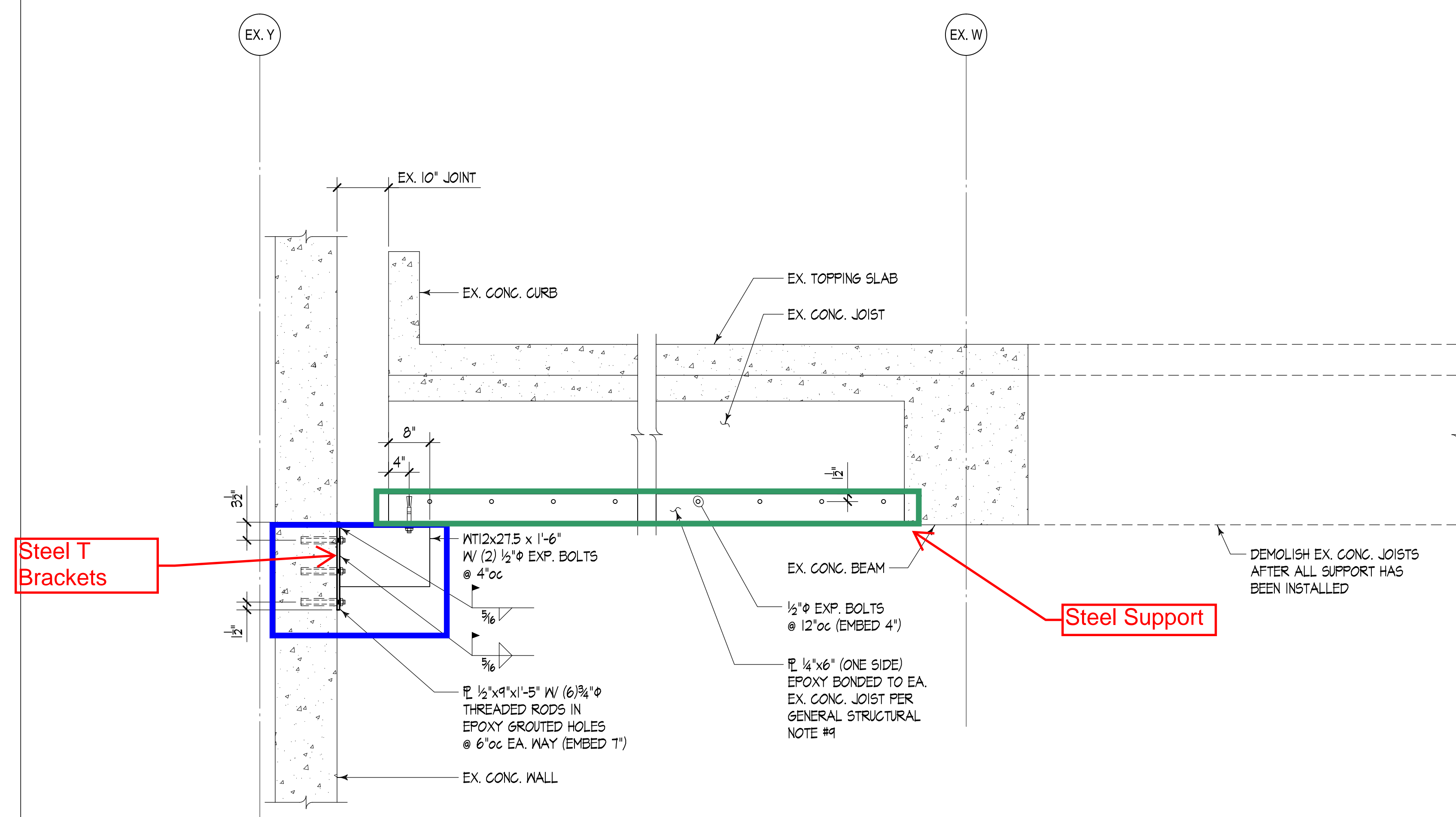
**ELECTRICAL ROOM PARTIAL PLAN LEVEL 2**

SCALE:  $\frac{1}{4}" = 1'-0"$

LEGEND

-  EX. STRUCTURE TO BE DEMOLISHED PER ARCH'L AFTER SUPPORT INSTALLATION PER 36/SD.1 HAS BEEN INSTALLED

NOTE: ALL MEMBER SIZES AND DIMENSIONS OF EXISTING STRUCTURE SHOWN ON THE DRAWINGS ARE BASED ON CURSORY FIELD MEASUREMENTS AND ARE FOR INFORMATION ONLY. CONTRACTOR TO FIELD MEASURE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. NOTIFY ENGINEER IF CONDITIONS VARY.



PROJECT TITLE

KIRKLAND  
URBAN

344 PARKPLACE CENTER  
KIRKLAND, WA 98033

# PACKAGE #1A SITE DEMOLITION

BUILDING D MODIFICATION  
ELECTRICAL ROOM

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
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PROJECT NUMBER

S152268-01

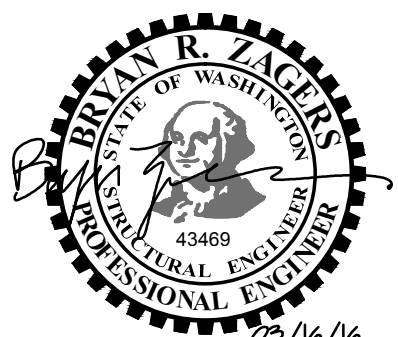
DRAWN BY

DAM

ISSUE DATE

03-16-2016

SEAL



SHEET TITLE  
NUMBER

ELECTRICAL ROOM  
TEMPORARY SUPPORT

# SD1.1